City of Lafayette Staff Report

For: City Council

By: Mark Robbins, Code Enforcement Officer

Date Written: April 21, 2008

Meeting Date: April 28, 2008

Subject: Code Enforcement Activity

Introduction / Discussion:

The attached table delineates code enforcement cases opened and closed in the previous month (3/08), as well as running totals of cases, both opened and closed, year to date. Updated activity reports will continue to be posted to the "Consent Item" section of Council agendas, unless otherwise requested by the City Council or Administration.

CODE ENFORCEMENT ACTIVITY

TYPE OF VIOLATION	NUMBER OF COMPLAINTS RECORDED-PREVIOUS MONTH (3/08)	NUMBER OF COMPLAINTS CLOSED-PREVIOUS MONTH (3/08)	NUMBER OF COMPLAINTS RECORDED-YEAR TO DATE	NUMBER OF COMPLAINTS CLOSED-YEAR TO DATE	TOTAL ACTIVE FILES
MULTIPLE LMC PROPERTY VIOLATIONS	2	3	6		8
JUNK, TRASH, DEBRIS	2		2		3
TRASH CONTAINERS (Left out for more than 48 hours)					0
NON-OPERATIONAL / UNREGISTERED VEHICLES (Private and public property)		1			5
TREE PROTECTION			1	1	3
LIVING IN RV					

TYPE OF VIOLATION	NUMBER OF COMPLAINTS RECORDED-PREVIOUS MONTH (3/08)	NUMBER OF COMPLAINTS CLOSED-PREVIOUS MONTH (3/08)	NUMBER OF COMPLAINTS RECORDED-YEAR TO DATE	NUMBER OF COMPLAINTS CLOSED-YEAR TO DATE	TOTAL ACTIVE FILES
COMMERCIAL VEHICLE IN RESIDENTIAL ZONE					0
BUILDING AND ZONING (permits, setbacks, grading)			1		1
ENCROACHMENT IN PUBLIC RIGHT OF WAY	2		2	1	1
OPERATING BUSINESS IN RESIDENTIAL ZONE					4
LAND USE VIOLATION	1		5		3
NOISE ORDINANCE	3		3		1
HOURS OF CONSTRUCTION VIOLATIONS	1		1		0
CONST. MATERIALS / DEBRIS / EQUIPMENT (Visible during construction or when left on site after jobs have been completed or stalled)		1		1	2
RV / OTHER VEHICLE (Unscreened or in setback)	1		1	1	4
ILLEGAL DUMPING					0
LIVESTOCK					1
CONDITIONS OF APPROVAL VIOLATIONS			2		1
SIGN ORDINANCE (Commercial)					0
SIGN ORDINANCE (Residential)					0
SIGN ORDINANCE (Real Estate)					0
TOTALS	12	5	24	4	37

Sign Ordinance Update:

Enforcement of the sign ordinance over the past several months has been focused primarily on A-Board type signs, and other illegally placed signs in medians and public rights of way. As a result, A-Board and other stand alone type signs have been virtually eliminated along the Mt. Diablo corridor. A majority of the business owners and merchants have been educated about the City's sign ordinance, and for the most part, have been receptive to its intent. Each has been encouraged to contact staff should they observe illegally placed signs. The next phase for enforcement along Mt. Diablo Blvd. will be to address illegally placed banner and pennant type signs.

Looking forward, Real Estate signs remain a priority. Over the next several months, staff will coordinate efforts with the many Real Estate brokerage firms that operate within the City to ensure a fair and non-partial application of the regulations as they pertain to placement of realty signs.

In the interim, staff will continue to respond to complaints from residents and business owners, and remain pro-active in the identification and elimination of illegal signs.

RECOMMENDATION

Receive and file.